

DEVELOPMENT IN FLOODPLAIN, DRAINAGEWAY, OR WETLAND AREA

(reference Chapter 4.5 of the Corvallis Land Development Code)

LOCATION

ADDRESS 2835 SW WESTERN BLVDASSESSOR'S MAP NO. 12-5-03 BDTAX LOT 00400000± 00300000

The Project Site Contains or Abuts:



100-yr. Floodplain



Drainageway



Hydric Soils/Wetlands

A development site may contain or abut a floodplain, a drainageway (stream, lake, riparian area), and/or hydric soils (wetlands). Development proposals containing or abutting floodplains, riparian areas, or wetlands must be designed to respond to the applicable requirements of Chapter 4.5 Flood control, storm drainage, riparian, and wetland provisions of the Corvallis Land Development Code.

☐ For Properties in or Adjacent to the 100-Year Floodplain and/or Floodway:

VARIES ☒ 222.7 feet
TO 224.8

Elevation in relation to the National Geodetic Vertical Datum (NGVD) of the lowest floor (including basements and attached garages) or electrical (except utility meters), heating, ventilation, plumbing, or air conditioning equipment or other service facilities (including ductwork) of all new structures; or

☐ _____ feet

Elevation in relation to the NGVD to which any existing structure has been or is proposed to be flood proofed and certification by a registered professional engineer that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in 4.5.60.03 below.



Proposal meets all design standards for development in the floodway fringe (LDC Section 4.5.60)



Proposal qualifies for floodplain protection credit (LDC Section 4.5.60.04)



Residential Credit



Non-Residential Credit

Description of structure/parking lot removed from floodplain, including calculation of area removed

Description of credit (setback or lot size reduction, increase in density or parking)



Property contains 0.2 ft rise floodway and meets applicable standards (LDC Section 4.5.70)

☐ For Properties Abutting or Containing Drainageways:



fish-bearing

- OR -



non-fish-bearing

☐ stream's flow > 1,000 cfs



stream's flow < 1,000 cfs



Property contains drainageway identified on adopted Corvallis Natural Features Inventory

YES (WC-OAK R-31), BUT NOT ADOPTED FOR LAND USE REVIEW YET.



Proposed development is setback from resource top-of-bank >

Distance: 50 feet

☒ Proposal requires drainageway easement dedication

Reason: DEVELOPMENT IMPERVIOUS INCREASE > 50% (LDC Section 4.5.80)

☒ Revegetation of streambanks required (LDC Section 4.5.80.e) ☐ passes rough proportionality test

☐ Stormwater detention/retention required (LDC Section 4.5.90) NO

☐ Impervious surface > 25,000 sq. ft. ☐ South Corvallis Drainage Master Plan

☐ Mary's River / southtown detention exemption applies (LDC Section 4.5.90.b-2)

☒ Applicant has provided site plan depicting the location on the subject property of all water courses (e.g., rivers, streams, ponds, other drainageways, and natural swales) and the width between tops of bank at 50-foot intervals along each water course

☐ Proposed development is permitted to establish new use on existing original building footprint (LDC Section 4.5.110)

Description _____

☐ Drainageway mitigation required

Description _____

☒ For properties with hydric soils, wetland vegetation, or that contain a wetland identified on a local, state, or national wetland inventory:

☒ Property contains hydric soils

☐ Property contains wetlands identified on adopted Corvallis Natural Features Inventory

☐ Application has submitted a Wetland delineation (with an accompanying site map) that has been accepted and approved by the Division of State Lands (DSL)

☐ Applicant has identified upland-wetland edge boundary on site plan (REQUIRED)

☐ Applicant has submitted a Wetland determination (completed by a licensed wetland specialist following the requirements of DSL)

☐ No wetlands present

☐ Wetlands identified in determination report and on site plan

☐ Proposed development is permitted to establish new use on existing original building footprint (LDC Section 4.5.110)

Description _____

☐ Wetland mitigation required

Description _____

ADDITIONAL INFORMATION AND NOTES:

